



Red Cliffs Mall

ST. GEORGE, UTAH



Red Cliffs Mall ST. GEORGE, UTAH

STRATEGIC LOCATION AND GROWING TRADE AREA

- Adjacent to—with high visibility on—Interstate 15, the major artery connecting Salt Lake City to Las Vegas and Los Angeles.
- The only regional mall located between Las Vegas, Nevada, and the populous area of Northern Utah.
- Gateway to six national parks including the scenic Zion National Park, Bryce Canyon National Park and the North Rim of the Grand Canyon. This distinction brings more than two million tourists to the area each year.
- Primary trade area extends approximately 78 miles north to south and 66 miles east to west and includes portions of Nevada and Arizona.
- St. George was the fastest growing U.S. metro area between 2000 and 2006, with a growth of 39.8%.
- In 2007 the population growth in Washington County reached 4.5%, the second fastest rate in the state of Utah.

VIBRANT COMMUNITY

- At the base of the majestic red cliffs lies St. George, a booming community with a young, educated population that cherishes year-round recreational activities and a superb quality of life.
- Home to some of the nation's best destination and day spas, including the critically acclaimed Green Valley Resort, which ranked eighth in the world in a 2007 readers' survey by Travel and Leisure magazine.
- A golfer's paradise with twelve acclaimed public and private golf courses, all set amidst the picturesque red rock mountains. The Ledges ranked number five on Golf Digest's 2007 list of America's Best New Public Golf Courses.
- By 2011 a new regional jet-capable airport will open with a 9,300 foot runway to accommodate commercial and business aircraft, and twice as many passengers as the existing airport.

CHANGE IS IN THE AIR

- A new 90,000 square-foot Dillard's - triple the size of the former store - opened in late 2006.
- A 15,000 square-foot open-air streetscape recently opened featuring Chico's, Coldwater Creek and Lane Bryant, each opening their first store in the market.
- A 30,000 square-foot Barnes & Noble is scheduled to open in June 2008. This will be Barnes & Noble's first store in the market.



MALL INFORMATION

LOCATION

Cross Streets: Red Cliffs Drive and Mall Drive

MARKET

St. George, Utah

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

JCPenney, Dillard's, Sears

TOTAL RETAIL SQUARE FOOTAGE 390,700

PARKING SPACES 1,967

OPENED 1990

EXPANDED 2007

OTHER FEATURES

Red Cliffs Cinemas, Ruby Tuesday restaurant, gateway to Zion and other national parks

TRADE AREA PROFILE

2007 POPULATION 190,743

2012 PROJECTED POPULATION 229,479

2007 HOUSEHOLDS 64,313

2012 PROJECTED HOUSEHOLDS 78,629

2007 MEDIAN AGE 30.2

2007 AVERAGE HH INCOME \$56,598

2012 PROJECTED AVERAGE HH INCOME \$63,330

20-MILE RADIUS PROFILE

2007 POPULATION 122,372

2012 PROJECTED POPULATION 149,992

2007 HOUSEHOLDS 42,669

2012 PROJECTED HOUSEHOLDS 53,222

2007 MEDIAN AGE 31.5

2007 AVERAGE HH INCOME \$56,931

2012 PROJECTED AVERAGE HH INCOME \$63,668

DAYTIME EMPLOYMENT

3-MILE RADIUS 34,506

5-MILE RADIUS 43,840

SOURCE: CLARITAS, INC.